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**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**MEADOW POINTE III  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors' of the Meadow Pointe III Community Development District was held on **Wednesday, October 16, 2019 at 6:30 p.m.** at the Meadow Pointe III Clubhouse, located at 1500 Meadow Pointe Blvd., Wesley Chapel, FL 33543.

Present and constituting a quorum:

Michael Hall	<b>Board Supervisor, Chairman</b>
Paul Carlucci	<b>Board Supervisor, Vice Chair</b>
Rick Daddio	<b>Board Supervisor, Assistant Secretary</b>
John Johnson	<b>Board Supervisor, Assistant Secretary</b>
Glen Aleo	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matt Huber	<b>District Manager, Rizzetta &amp; Co.</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Susan Cali	<b>Clubhouse Manager</b>
Vivek Babbar	<b>District Counsel, Straley Robin &amp; Vericker</b>
Jason Liggett	<b>LMP</b>
Brian Mortillaro	<b>LMP</b>
Paul Woods	<b>OLM (by phone)</b>
Scott Smith	<b>Rizzetta &amp; Co.</b>
Gregg Gruhl	<b>Rizzetta &amp; Co.</b>
Ron Litts	<b>Arborist</b>
Patrick Brophy	<b>Aquatic Systems</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Huber called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

The current landscaper noted its failure to respond to the RFP bid and expressed concern with OLM contacting 2 vendors regarding bidding on the project.

**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the  
Board of Supervisors' Meeting  
Held on September 18, 2019**

On a Motion by Mr. Carlucci, seconded by Mr. Johnson, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on September 18, 2019, as presented, for Meadow Pointe III Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for August  
2019**

Mr. Huber was directed to follow-up on various invoices.

On a Motion by Mr. Johnson, seconded by Mr. Daddio, with all in favor, the Board of Supervisors approved the operations and maintenance expenditures for September 2019 (\$260,992.92), as discussed, for Meadow Pointe III Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Landscape Proposals**

Paul Woods presented the Board with the results of the Landscape RFP. A brief discussion was held regarding various landscape proposals to include a resident's request for vine removal in Whitlock. The Board reviewed the 2019/2020 landscape budget, questioned OLM regarding the concerns with solicitation of bids, and the possibility of rebidding the contract. Mr. Babbar opined on the options available to the Board including the fact that the Board does not need to make a decision today. No action was taken at this time.

**SIXTH ORDER OF BUSINESS**

**Consideration of Contract for  
Professional Amenity Services**

Mr. Smith updated the Board on his meeting with Mr. Johnson and discussion with Mr. Hall. Mr. Hall expressed his concerns with staffing at the clubhouse and Mr. Gruhl distributed a listing of the current Staff for the CDD. A brief discussion ensued regarding the proposed contract and the following Board action taken.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the contract with Rizzetta for Professional Amenity Services, as presented, for Meadow Pointe III Community Development District.

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**SEVENTH ORDER OF BUSINESS**

**Discussion Regarding Status of Street  
Tree Project**

Mr. Litts provided a brief update on the project including a breakdown of the services he has provided in conjunction with the project. He addressed Board questions regarding the installation of trees in Phase 3 and the removal of trees in the Phase 4 during the Phase 3 removal. Discussion was held regarding Mid Florida's contract for Phase 3 and the fact that they do not currently have a contract for Phase 4. The Board authorized Mr. Litts to negotiate with the vendor on pricing for the tree removals and the cost to proceed with the removal of the rest of Phase 4 trees. He noted that the District has one year from removal to install the new trees.

Additional discussion was held regarding responsibility for tree maintenance of trees that were installed by homeowners, the possibility of redoing the landscaping at the clubhouse, palm trees, making the two trees in Brompton Place a priority, and the need to address the number of trees in Larkenheath. Mr. Litts stated that the trees installed by residents have the wrong size stakes and the Board asked that he install proper stakes. Mr. Litts will get back with Mr. Huber on the matters that he was asked to address.

**EIGHTH ORDER OF BUSINESS**

**Discussion with Field Service Providers**

**A. LMP**

Mr. Liggett spoke regarding irrigation break in Heatherstone and the need to , track out zones in Whitley, Beardsley, and Beaconsfield that were out, and fire ants at the clubhouse that have all been addressed. He responded to specific landscaping issues that were presented by the Board.

Mr. Liggett will provide the Board with an updated map of the cutbacks for the conservation areas.

**B. Aquatic Systems**

A brief discussion was held regarding the aquatic planting proposal as part of the overall pond planting program. It was noted that the proposal is within the budget

<p>On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the contract with Aquatic Systems in the amount of \$6,380.00 for littoral shelf plantings for Meadow Pointe III Community Development District.</p>
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**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Community Deputy**

A brief update on the status of activity within the past month, noting that there have been ongoing issues with home burglaries, but to date there have been none in Meadow Pointe III. He stated that he is seeing more instances of mental illnesses with teens.

The Deputy confirmed that he does occasionally get called out of the community for emergencies, but does reject requests for non-emergency calls. He also recommended that the District contact credit agencies of the credit card situation to prevent additional card fraud.

**B. District Counsel**

Mr. Babbar and Ms. Stewart provided an update on the Boardwalk review and a request was made to post signs on both ends of the Boardwalk stating that it is closed and for Counsel to draft a resolution to formally shut down the Boardwalk.

Mr. Hall led discussion regarding concerns with the length of time it has taken for the cell tower repairs and equipment that has been left on site outside terms of the contract. The Board directed Counsel to send a letter to the SpectraSite Communication, LLC.

**C. District Engineer**

Ms. Stewart stated she had reached out to Union Park and been informed that the final plans for the traffic signal have been finalized as it has not reached the required traffic count to date. Mr. Hall suggested that the Board and residents reach out to Mr. Moore at the County to express concern with the situation.

Ms. Stewart recommended that the Board hold a workshop to discuss Precision Sidewalk inspections. It was decided to hold it at 6:00 p.m. just prior to the regular meeting on November 20<sup>th</sup>.

Mr. Hall requested that Ms. Stewart address the needed pot hole repairs on Beaconsfield and expressed concern with a section along Heatherstone that is creating a standing water hazard.

Ms. Stewart stated that she is doing additional research on the curb drain at 1920 Folkstone and does not have a recommendation on repairs at this time.

**D. Amenity Management**

Ms. Cali presented a proposal from Home Depot to replace the 29 lights at the pool that is less than the cost of replacing the 14 lights that are currently out. A brief discussion ensued regarding the choice of either red lights (\$956) or bronze lights (\$1159.13). Staff would complete the work.

On a Motion by Mr. Johnson, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the purchase of the 29 bronze outside lights form Home Depot for Meadow Pointe III Community Development District.

Ms. Cali discussed the Larkenheath HOA request to remove the vines on the entrance wall and the proposal from LMP in the amount of \$640 to complete the project. A discussion ensued regarding the possibility of additional work that might need to be completed once the vines are removed.

On a Motion by Mr. Daddio, seconded by Mr. Carlucci, with all in favor, the Board of Supervisors approved the proposal from LMP to remove the vines and set a not-to-exceed amount of \$1,500 for wall restoration following the removal for Meadow Pointe III Community Development District.

Ms. Cali spoke regarding the ongoing issues on the Home Depot credit card, noting that police are still looking into the matter and no new charges have occurred.

Ms. Cali confirmed that the December event is still a go and she will provide the Board with details.

Mr. Hall requested and received an update on pending maintenance items that he noted last month. He informed Ms. Cali of additional items that need to be addressed and asked that she work with Ms. Stewart on some of them and that she obtain proposals from LMP to update the landscaping at the clubhouse.

A brief discussion was held regarding the possibility of adding weekly recycle pickup into the contract with Waste Services. Mr. Babbar stated that they will be contacting the Board to schedule a presentation to discuss the service and additional fees.

Ms. Cali updated the Board on the status of instructor surveys. Explaining that there are two residents that won't complete the forms and the possibility of cutting off their fob access cards. The Board indicated that she should go ahead and deactivate the fobs.

#### **E. District Management**

Mr. Huber discussed the monthly financial statement and the need to do an amended budget for Fiscal Year 2018/2019. He will present the resolution at the November meeting.

Mr. Huber stated that he is working on making improvements to the agenda dropbox procedures.

Mr. Huber presented the updated agreement of Law Enforcement service from the Sheriff's office (\$104,787) or roughly a 5% increase and is more than what was budgeted. A brief discussion ensued.

On a Motion by Mr. Carlucci, seconded by Mr. Aleo, with all in favor, the Board of Supervisors approved renewing the Sheriff's Agreement for fiscal year 2019/2020 for Meadow Pointe III Community Development District.

Mr. Huber reminded the Board that the next meeting will be held November 20, 2019 at 6:30 p.m. with a workshop at 6:00 p.m.

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Audience comments were entertained regarding replanting the front entrance, the pathways running behind Larkenheath, trees cut down in Sheringham, the pond behind Manchester, long distance call boxes, a depression in the sidewalk (manhole) at 31821 Larkenheath, and the differences between the HOA and the CDD. Ms. Stewart will do an inspection of the manhole.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Aleo spoke regarding missing trees in all Phases and ongoing payments to Mr. Litts. He recommended that the Board hold off on starting on Phase 4.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Carlucci, seconded by Mr. Daddio, with all in favor, the Board of Supervisors adjourned the meeting at 9:44 p.m. for the Meadow Pointe III Community Development District.

  
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Assistant Secretary

  
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Chairman/Vice Chairman

